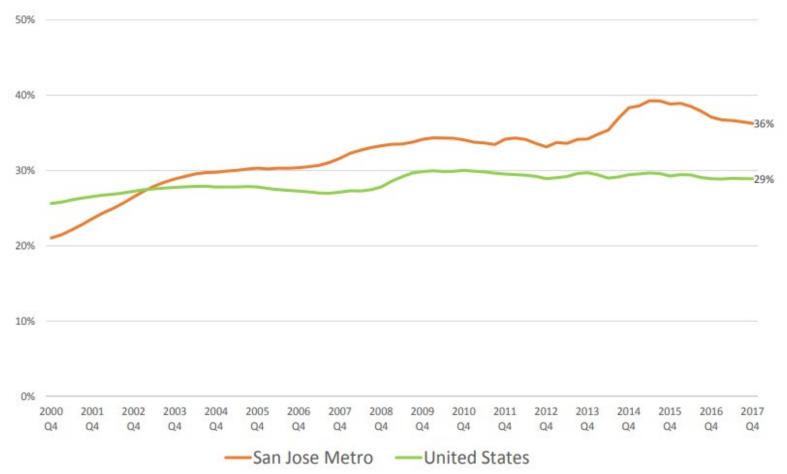


City of San José, Housing Department Rent Stabilization Program

Rachel VanderVeen Deputy Director September 4, 2018

Housing Trends

San José Renters Spend 36% of their Income on Rent compared to the 29% National Average



Apartment Rental Housing Stock in San José

39,009 Rent Stabilized apartment units Subject to the Apartment Rent Ordinance (ARO) & Tenant Protection Ordinance (TPO)

48,991 Non-rent stabilized apartment units Subject to the Tenant Protection Ordinance (TPO)

11,074 Exempt Affordable housing, owner occupied

99,074 Apartment units for rent

Apartment Rent Ordinance (ARO)

Rent Cap

- 5% once a year, every 12 month
- With additional pass throughs allowed upon approval with the Program through Petitions

Rent Limit • Council Approval Determination

Rent Limits Enforced

- Complaint based
- Rent registry

Workload Summary 2017-2018

- 162 Petitions Filed
- 5,615 Inquiries Addressed
- 533 Inquiries in other languages than English
- 18 Public Meetings held on Ordinance changes
- **30** Community Outreach events

Why is this Important



Overview of Apartment Rent Ordinance (ARO)

1



2



Limits the rent increases to 5%

Petitions filed by Tenants & Landlords

Rent Registry Launch

The registry will be used to collect rent information on rent stabilized units and help monitor rental activity.



City of San José, Housing Department

Overview of Tenant Protection Ordinance (TPO)

- 1 Requires noticing to Tenant and Rent Stabilization Program
- 2 One of the 13 just cause reasons must serve as the basis of the notice of termination

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13 Just Causes under TPO

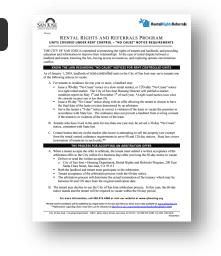
- 1. Nonpayment of rent
- 2. Material or habitual lease violation
- 3. Damage to the apartment
- 4. Refusal to sign a new agreement
- 5. Nuisance behavior
- 6. Refusal of access to the apartment
- 7. Unapproved holdover subtenant
- 8. Criminal Activity
- 9. Substantial rehabilitation
- 10. Ellis Act removal
- 11. Owner move-in
- 12. Order to vacate
- 13. Convert an unpermitted unit for permitted use

Requires Relocation Assistance

Overview of Ellis Act Ordinance

Removal of apartments from the rental market

2







Create a standardized & formal process for issuing notices

Provide relocation benefits & services to tenants Re-control if new apartments are built

Interdependencies





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